

This instrument was prepared by

✓ 10990

(Name) Larry L. Halcomb, c/o SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$58,900.00)

That in consideration of Fifty eight thousand nine hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Henry P. Mixon and wife, Emma L. Mixon

(herein referred to as grantors) do grant, bargain, sell and convey unto

Preston Harris Weed, Jr. and Betty June Weed

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 34, according to the Map and Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1977.

Subject to restrictions, easements, building lines and rights of way of record.

19770715000072670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/15/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 JUL 15 AM 8:46

Deed 14.00
JUDGE OF PROBATE 1.50
Ind. 1.00
16.50

See entry.

306 PAGE 657
BOOK 306
44,900.00 of the purchase price recited above
was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And X (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I am~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 11th day of July, 1977.

WITNESS:

(Seal)

(Seal)

(Seal)

Henry P. Mixon
Emma L. Mixon

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb a Notary Public in and for said County, in said State, hereby certify that Henry P. Mixon and wife, Emma L. Mixon whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July

Notary Public